

TOWN OF DUDLEY MASSACHUSETTS PLANNING BOARD

DUDLEY MUNICIPAL COMPLEX, ROOM 308
71 WEST MAIN STREET DUDLEY, MA 01571

DUDLEY PLANNING BOARD

Guy E. Horne, Jr., Chair
Pamela Humphrey, Vice Chair
Daniel Edmiston, Clerk of the Board
Gregory P. Benoit, Member
Russell Giglio, Member



DUDLEY PLANNING STAFF

Donald T. Johnson, AICP, Town Planner
Caryl Savard, Clerk
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PLANNING BOARD MEETING MINUTES

Wednesday April 24, 2019

Dudley Municipal Complex, Room 315

Call to Order

The Planning Board Meeting was called to order at 7:12 PM on Wednesday, April 24, 2019 in Room 315 of the Dudley Municipal Complex by Chairman Guy Horne. Planning Board members present were: Dan Edmiston-Clerk of the Board, Greg Benoit-Member, Don Johnson, Town Planner and Caryl Savard, Clerk.

A. Meeting Minutes

- a. Mr. Edmiston **moved to approve the minutes of April 10, 2019.** Seconded by Mr. Benoit. Unanimous.

B. Discussion/Status Report on finishing construction of, and acceptance of, uncompleted/unaccepted subdivision streets

- a. Pierpont Estates –Mr. Cerqueira distributed lot updates on Old Mason Road. The Fire Department requested a hammerhead turnaround and the width to 16 feet from 12 feet. Mr. Cerqueira will return at the next meeting with a revised plan showing the changes. Mr. Edmiston requested to be notified when the Conservation Commission holds the Public Hearing for the lots on Old Mason Road.
- b. Rocky Hill Estates – None.
- c. Piasta Road – None.
- d. Country View Estates – may not make Spring Town Meeting, but actively working on it.
- e. Tobin Farm Estates – may not make Spring Town Meeting, but actively working on it.

C. Final inspections associated with the Site Plans, including:

- a. AMP Solar – no updates.

7:15 pm Public Hearing: Three Articles to amend the Zoning Bylaws and/or Zoning Map, which will be on the warrant for the 2019 Annual Town Meeting on May 20, 2019: Mr. Horne and Mr. Edmiston read the Public Hearing.

- Amend the "TOWN OF DUDLEY OFFICIAL ZONING MAP" as follows: Rezone from BUS-15 to RES-10 the properties along the northerly and westerly sidelines of Marshall Terrace described as Assessors' Map 119, Lots 65, 64, 63, 54, 53, and 52.
 - Ms. Nancy Mroczek, owner of three of the lots, spoke in favor of the amendment to bring the zoning back to what it had originally been designated as Res-10.
- Amend the Zoning Bylaws, by enacting "Housekeeping" measures, such as correction of spelling and punctuation errors, correction of typographical errors, replacement of incorrect wording with correct wording, inserting missing information and wording, updating wording, and correcting other scrivener's errors, etc.
- Amend the Zoning Bylaws by adding provisions for Accessory Use Apartments and amending the definition of Two Family/Duplex Home.
 - Mr. Benoit **moved to close the Public Hearing at 7:33 PM.**
 - Once the changes are made to the drafts for the other articles, the members will vote on them at the next meeting.
 - Mr. Edmiston **moved to amend the Town of Dudley Official Zoning Map from BUS-15 to RES-10 the properties along the northerly and westerly sidelines of Marshall Terrace described as Assessors' Map 119, Lots 65, 64, 63, 54, 52 and 52.** Seconded by Mr. Benoit. Unanimous.

D. Discussion on the status of Economic Development Planning, including:

- a. Progress on EEA Planning Assistance grant with Webster, for Economic Development/Commercial Corridor planning; relationship to Phase 2 Economic Development Strategic Plan/ DLTA funding – no updates
- b. Progress on MVP Planning Assistance Grant – no updates
- c. Progress on Agricultural Planning – trying to get a meeting within the next 2 weeks
- d. Complete Streets Workshop: May 15 – Mr. Johnson to attend

E. Planner's Plate

- a. Mr. Horne had advised Mr. Johnson to postpone the hearing on the renaming of one of the roads near Causeway Shores Road until after the Spring Town Meeting.

F. Comments from the Planning Board – None

G. Comments from the Audience – None

H. Other Business – None

I. Adjournment

- a. Mr. Edmiston **moved to adjourn at 7:45 PM.** Seconded by Mr. Benoit. Unanimous.

Caryl Savard
Planning Board Clerk

Minutes of April 24, 2019

Guy E. Horne, Jr., Chair

Pamela Humphrey, Vice-Chair

Daniel Edmiston, Clerk of the Board

Gregory Benoit, Member

Russell Giglio, Member